162.0	0002	0022.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	763,000 / 763,000
					USE VALUE:	763,000 / 763,000
					ASSESSED:	763,000 / 763,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		LINDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MEISTER DANIEL & KAREN E
Owner 2:	
Owner 3:	
Street 1:	23 LINDEN ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .141 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1915, having primarily Wood Shingle Exterior and 1995 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6125.000	340,400		422,600	763,000
Total Card	0.141	340,400		422,600	763,000
Total Parcel	0.141	340,400		422,600	763,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.55 /Parcel: 382.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 108190

GIS Ref

GIS Ref

Insp Date 10/01/18

!12665!

PREVIOUS ASSESSMENT

Parcel ID 162.0-0002-0022.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	340,400	0	6,125.	422,600	763,000		Year end	12/23/2021
2021	101	FV	330,200	0	6,125.	422,600	752,800		Year End Roll	12/10/2020
2020	101	FV	330,100	0	6,125.	422,600	752,700	752,700	Year End Roll	12/18/2019
2019	101	FV	257,300	0	6,125.	422,600	679,900	679,900	Year End Roll	1/3/2019
2018	101	FV	257,300	0	6,125.	374,300	631,600	631,600	Year End Roll	12/20/2017
2017	101	FV	257,300	0	6,125.	314,000	571,300	571,300	Year End Roll	1/3/2017
2016	101	FV	257,300	0	6,125.	314,000	571,300	571,300	Year End	1/4/2016
2015	101	FV	251,000	0	6,125.	271,700	522,700	522,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:21:20

LAST REV

Date	Time
10/15/18	10:21:32
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12665

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LINCOLN KENNETH	24867-537		9/28/1994		227,000	No	No	Y	

USER DEFINED

Prior Id # 1:	108190
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	HS	Hanne S
12/24/2008	Entry Denied	336	PATRIOT
12/16/1999	Mailer Sent		
12/1/1999	Measured	263	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6125		Sq. Ft.	Site		0	70.	0.99	8									422,623						422,600	

Total AC/HA:	0.14061	Total SF/SM:	6125	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	422,623	Spl Credit		Total:	422,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17644763
Const Adj.:	1.00979996
Adj $ / SQ:	154.437
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462485
Depreciation:	122096
Depreciated Total:	340389

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

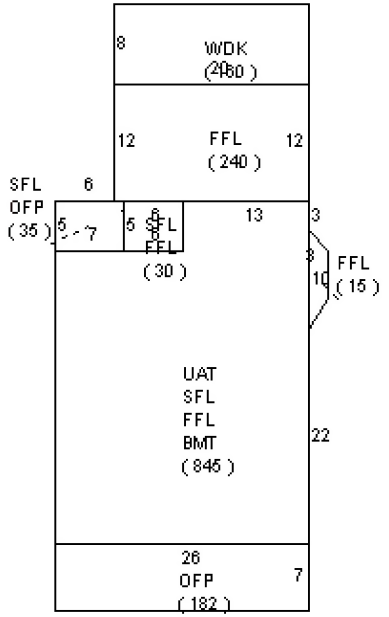
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	154.44
Special Features:	0	Val/Su Net:	99.30
Final Total:	340400	Val/Su SzAd	170.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,130	154.440	174,514
SFL	Second Floor	865	154.440	133,511
BMT	Basement	845	46.330	39,150
OFP	Open Porch	217	24.340	5,282
UAT	Upper Attic	211	61.770	13,050
WDK	Deck	160	12.370	1,979

Net Sketched Area:	3,428			Total:	367,486
Size Ad	1994.5	Gross Area	4107	FinArea	1995

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

162.0-0002-0022.0

IMAGE

AssessPro Patriot Properties, Inc